

SECTION '2' – Applications meriting special consideration

Application No : 14/04590/VAR

Ward:
Penge And Cator

Address : 45 Oakfield Road Penge London SE20
8RD

OS Grid Ref: E: 535030 N: 170479

Applicant : Home Retail Group

Objections : NO

Description of Development:

Section 73 application planning permission to vary condition 17 of planning permission DC/83/00924 to allow the sale of A1 non-food goods (a maximum of 185 sqm) from within existing Homebase store.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
London Distributor Roads
London Distributor Roads

Proposal

This is a Section 73 application planning permission to vary condition 17 of planning permission ref. 83/00924 to allow the sale of all A1 non-food goods (a maximum of 185sqm) from within existing Homebase store.

Homebase Retail Group is seeking planning permission to vary planning permission to vary Condition 17 of planning permission ref. 83/0924 to allow the sale of all A1 non-food goods from a maximum of 185sqm of the existing Homebase sales area. The use would be restricted so that it could only be operated by Catalogue Showroom Retailer Argos.

In real terms this would enable a 'click and collect' Argos 'insert' to be provided inside the existing Homebase store. Argos and Homebase are owned by the Home Retail Group who have decided to adapt their business to the changing retail

market and are adding Argos 'inserts' to their Homebase stores up and down the country.

Location

The proposed catalogue retailer would be located inside the existing Homebase store on Oakfield Road, Penge. The store is located on the outskirts of Penge Town Centre.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

Highways - The proposed 'insert' would utilise a maximum of 185sqm of the Homebase sales area (5% of the main buildings GIA) (excluding the garden centre). It will essentially operate as a 'concession'.

The existing access would remain as existing, I am therefore of the opinion that the development would not have a significant impact on the parking demand within the local road network and therefore raise no objections.

Include condition H03 (Car Parking) with any permission

Planning Considerations

S7 Retail and Leisure Development outside existing centres
T3 Parking

London Plan (2011)

National Planning Policy Framework (2013)

Planning History

There is an long history associated with the site but the main application of interest is the original permission for the store which was granted in 1983 under planning application ref. 83/00924 for 'vacant site at junction of Oakfield Road and Meaford Way. Detached building for the retail sale of DIY home improvements builders merchants and garden products with ancillary car parking'. Condition 17 of this permission restricted the types of goods which could be sold from the premises.

Conclusions

The key issues for consideration are:

- The impact on the vitality and viability of nearby Penge town centre
- The impact on the character and appearance of the surrounding area

- The impact on parking and highway safety

The impact on the vitality and viability of nearby Penge Town Centre

National and local planning policies recognise the importance of ensuring new retail development is located appropriately to ensure that the vitality and viability of existing centres are not harmed by new retail development.

The National Planning Policy Framework (NPPF) sets out two key tests that should be applied when planning for new retail units not in an existing town centre and which are not in accordance with an up to date Local Plan; the sequential test and the impact test. Given that the 'insert' would effectively be a concession and not a separate retail unit, it is not considered that the sequential test is required. The impact test only applies where the unit is 2500sqm in size. As the insert would not be up to 185sqm, the impact test is not required. Therefore the proposal is considered to conform with national planning policy.

The UDP is the most relevant local planning policy with regards the proposal and states that shops draw people into the town centre and are central to stimulating the local economy. Securing the town centre as the most desirable place to shop and spend time is fundamental to its rejuvenation and the improvement of the town's image and character. Policy S7 of the UDP requires (i) there is a need for the proposal (ii) all potential sites within the town, district, local or neighbouring centres and parades have been thoroughly assessed, followed by an assessment of edge of centre sites within easy walking distance of the primary shopping area, (iii) the applicant can demonstrate that they have been flexible about the format, scale, design, car parking provision and the scope for disaggregation in the sequential search for sites.

Paragraph 3.21 of the applicants supporting statement states a market overview of Penge Town Centre has been undertaken by BNP Paribas Real Estate, dated 7th November 2014 and is reproduced at Appendix A. This assessment confirms that there are no available, suitable or viable units within either of these centres.

In order to assess the impact on the vitality and viability of the town centre, it is important to understand how the insert would be used. It would operate as a 'click and collect' point, enabling customers to order and pay for goods in the store and collect them either at the time or at a later time/date. There would be no ability for browsing of actual products at the store, only via digital means. Given that browsing would not be possible at the store it would not take trade away from the high street where members of the public could go and browse and buy goods straight away. Overall, the proposal is not considered to have a detrimental impact on the vitality and viability or attractiveness of the town centre.

The impact on the character and appearance of the surrounding area

The proposal would have no impact on the character and appearance of the surrounding area as it would be located within an existing retail unit, utilising existing retail space.

The impact on parking and highway safety

As above the proposal would have no impact on parking requirements or highway safety as the proposal would utilise existing retail space.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/04590 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: APPROVAL

subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 3 The use hereby permitted shall only operate between the hours of 0800 - 2000 on Monday-Thursday, 0800-2100 on Fridays, 0800-2000 on Saturdays and 1000 - 1600 on Sundays and no deliveries shall be made to or from the site outside these hours.

Reason: To protect the amenities of nearby residential occupiers and in order to comply with Policies BE1 and S7 of the Unitary Development Plan.

- 4 Car parking spaces and turning space shall be completed in accordance with the approved details and thereby shall be kept available for such use and no development whether permitted by the Town and Country Planning General Development Orders shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason: Development without adequate parking or garage provision is likely to lead to parking inconvenient to other road users and to be detrimental to amenities and prejudicial to road safety.

- 5 The premises shall be used for retail sale of D.I.Y, home improvements, builders merchants and garden products, inclusive of the sale of non-food goods by a catalogue retailer Argos from up to 185sqm of the existing sales area and for no other purpose.

Reason: To enable the Council to consider alternative uses of the premises in order to safeguard the amenities of the locality and to accord with the terms of the application.

- 6 The boundary of the site shall be permanently maintained.

Reason: To protect the amenity of the area.

- 7 The sight lines of 4.5m x 60m at the junction of Meaford Way and Oakfield Road shall be provided within the site and with the exception of trees selected by the Director of Technical Services no obstruction to visibility shall exceed 1m in height in advance of these sight lines.

Reason: In the interests of pedestrian and vehicular safety.

- 8 The egress to Oakfield Road shall be provided with 1.5m x 1.5m visibility splays and there shall be no obstruction to visibility in excess of 1m in height in advance of these sight lines.

Reason: In the interests of pedestrian and vehicular safety.

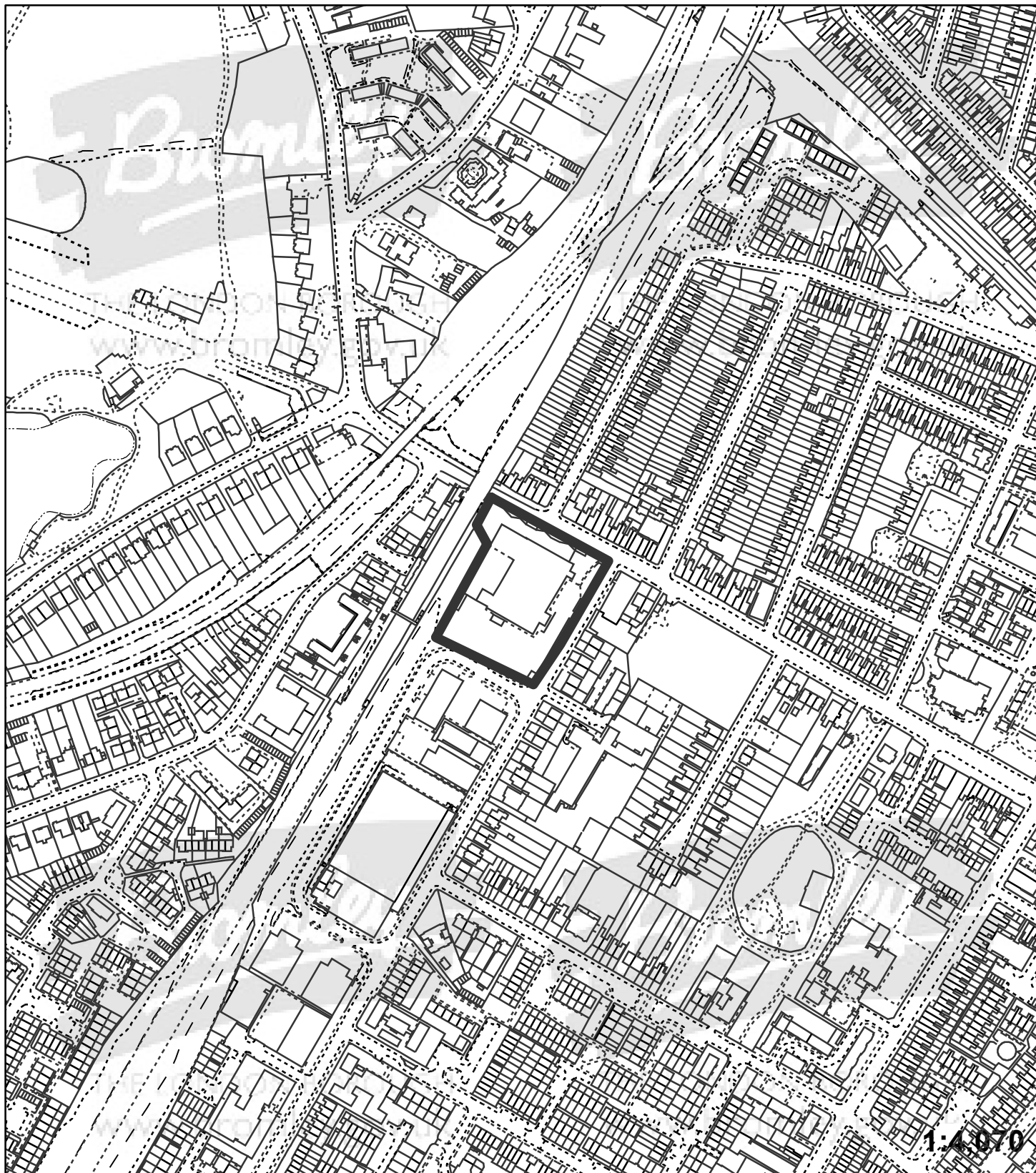
9 The vehicular access to Oakfield Road shall be used only as an egress and the barrier shall be erected to prevent vehicles entering the site from Oakfield Road to the satisfaction of the Director of Technical Services.

Reason: In the interests of pedestrian and vehicular safety.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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